

Kakaako Connection

Vol. 20, No. 2 Oct. 1998

A Publication of the
HAWAII COMMUNITY
DEVELOPMENT AUTHORITY

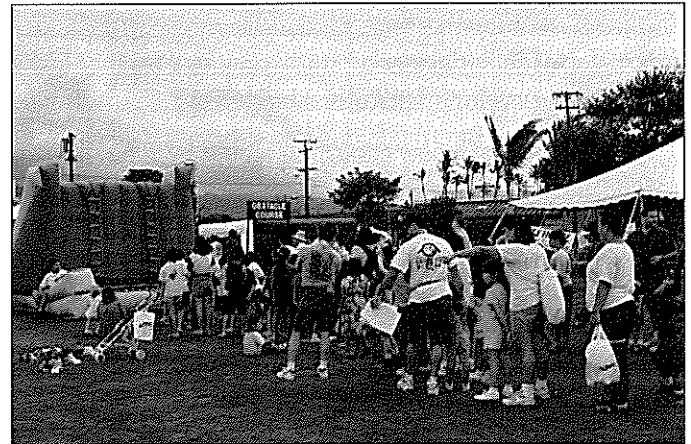


KAKAAKO MAKAI GATEWAY DEDICATED DURING CHILDREN'S FESTIVAL Governor Unveils Vision for Kakaako Aquarium

The recently completed Kakaako Makai Gateway — the expansion of the Kakaako Waterfront Park — was officially blessed and dedicated during a ceremony held in conjunction with Children and Youth Day on October 4. Governor Ben Cayetano participated in the ceremony and he also unveiled the State administration's vision of developing a new world-class aquarium in Kakaako's Makai Area.

An estimated 10,000 people attended the First Annual Children and Youth Day event held on the new festival grounds of the Kakaako Waterfront Park, located on land bordered by Ala Moana Boulevard and Cooke, Kelikoi and Ohe Streets. Developed by the Hawaii Community Development Authority, this attractive six-acre park expansion now serves as a "gateway" to the Kakaako waterfront. The day-long event included youth-related activities, entertainment and food, and visitors took a look at the new Children's Discovery Center that is scheduled for opening in December 1998. The new museum facility — featuring innovative, interactive exhibits and learning experiences for children — was developed by the Children's Discovery Center. The Center renovated the old Kewalo Incinerator structure located adjacent to the Kakaako Waterfront Park.

"This is really the beginning of the opening up of this (Kakaako Makai) area to families, children and young people for recreation and enjoyment," stated Governor Cayetano. "One day you will be able to come here and enjoy this park, enjoy the Waterfront Park by the beach, and go to the Children's Discovery Center. There will also be a children's theater and performing arts center here and, perhaps within



CHILDREN & YOUTH DAY AT KAKAAKO WATERFRONT PARK

(At top: Governor Cayetano plants a tree during Kakaako Makai Gateway dedication. Middle: Children enjoyed a myriad of youth activities. Bottom: The public took a sneak-peek at the Children's Discovery Center.)

**Inside
Connection...**

■ **A World-Class Aquarium
in Kakaako Makai**
...Pages 2

■ **Ala Moana Pump Station
Transformation Planned**
...Page 3

A WORLD-CLASS AQUARIUM IN KAKAAKO MAKAI

A Feasibility Study Concludes That a New Facility Could be Successful and Contribute to the Gathering Place Planned for the Area



A new, world-class aquarium at Kakaako's waterfront could attract 775,000 visitors annually, generate an operating surplus of \$3.5 million annually, and pay for itself without requiring investment of State funds. This is the general conclusion of an initial market study prepared for the Hawaii Community Development Authority (HCDA).

Predicting that a new aquarium would become a much-needed, major island attraction, the study — prepared by The Lyon Group — is the second of a three-phased analysis that the HCDA is conducting to gauge the market and financial potential for a world-class aquarium to be located on State-owned land in Kakaako's Makai area.

"A new world-class aquarium would give much impetus to the Kakaako Makai of the future," states HCDA Executive Director Jan Yokota. "This will be a gathering place for all of us to spend our leisure time. Families, children and visitors will come to Kakaako to enjoy the beautiful parks, the lovely places by the ocean, the tree-lined streets, bikeways and promenades, and the Children's Discovery Center. A new Kakaako aquarium and children's theater could be strong cultural attractions in Kakaako Makai, along with waterfront restaurants, shops and markets."

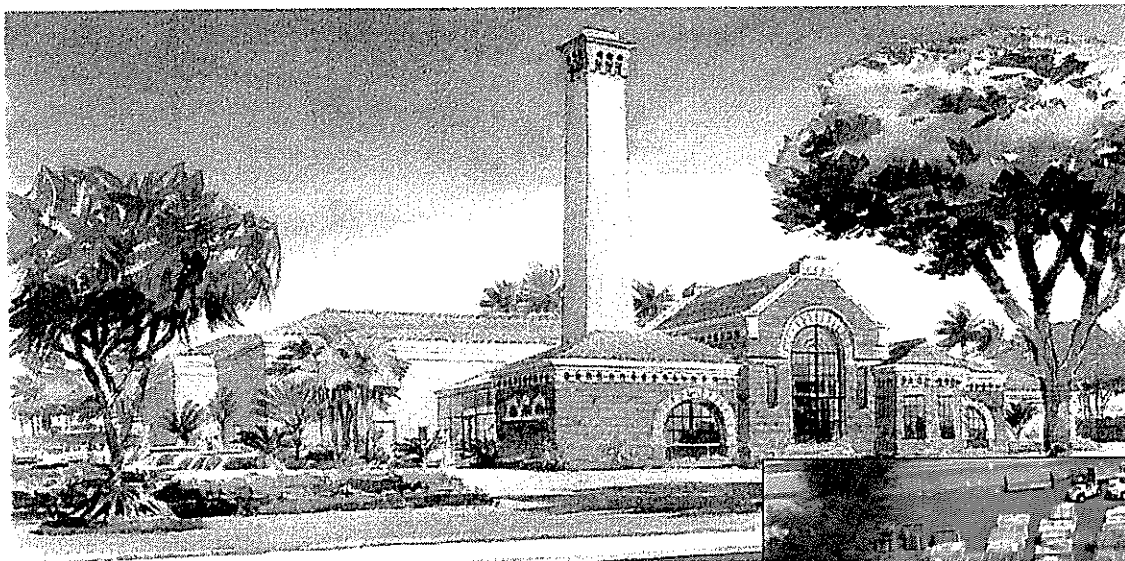
The new facility envisioned for Kakaako would incorporate the existing Waikiki Aquarium and it would be developed as a must-see, signature facility that would highlight Hawaii's assets as an "ocean state". The Kakaako Aquarium facility could be an interpretive and conservation center that would also provide educational opportunities. "Children of all ages could come to Kakaako to learn about marine science, to foster their interest in

the oceanography, biotechnology and marine biology fields," Yokota says. "Several well-known ocean science research institutions that are currently located in Kakaako could be combined with the new aquarium to create a major center for marine research. These facilities could serve as a catalyst for the State's proposed high technology park in Kakaako's Makai Area and waterfront."

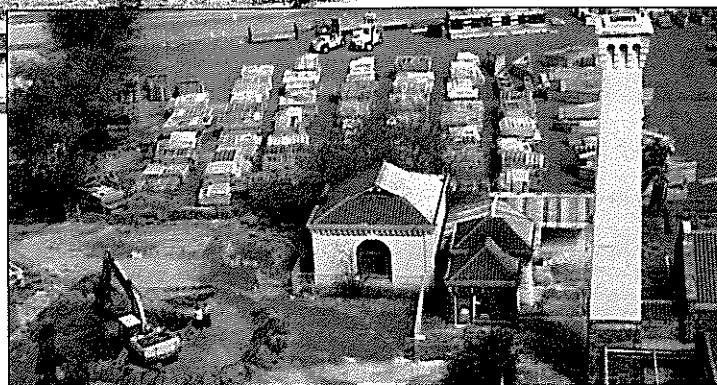
As envisioned, the Kakaako aquarium would include approximately 120,000-140,000 square feet of indoor space and outdoor areas. Visitors to the aquarium would be able to tour through a wide range of tropical habitats common to Western Pacific islands. Living coral reefs, mangroves and open ocean exhibits could feature the "living jewels" of Pacific reefs. For example, an Open Ocean tank, possibly with 800,000 gallons of water, could be an underwater observatory that features mahi mahi, sharks, rays, akule and opelu schools. A Hawaiian Reef exhibit would show monk seals, sea turtles and eagle ray feeding.

According to the market study, a new Kakaako aquarium could achieve a level of attendance capable of surpassing most of the Oahu attractions, including the Honolulu Zoo and Sea Life Park. A new Kakaako aquarium facility would cost between \$37 million and \$60 million to build, depending on the amount of space to be developed. Yokota states, "If we can raise \$15 million to \$30 million of private grants and donations, the aquarium could pay for itself through its operating revenues." In the months ahead, the study will focus on a more detailed site plan for an aquarium facility in Kakaako Makai.

ALA MOANA PUMP STATION TRANSFORMATION PLANNED



At left, a rendering of the proposed new restaurant & concert theatre complex. Below, exploratory soils investigation work is underway.



A private developer is proceeding with plans to transform the historic Ala Moana Pump Station into a Hawaiian-themed restaurant and concert theater complex. Developer Richard Weiser is currently finalizing agreements with Hawaiian music entertainer Henry Kaponu to create the Hawaiian-themed restaurant and concert theater. The developer has also initiated site planning and pre-construction work, including exploratory soils investigation.

The Kaponu's concept calls for a 5,000 square foot restaurant and a 700 square foot microbrewery and mezzanine to be developed in the restored structures along Ala Moana Boulevard. An 8,300 square foot concert theater and stage area is proposed in a newly constructed structure on the Diamond Head/Makai corner of the pump station site. Plans are for the concert theater to feature nightly live entertainment by Hawaiian and international musical artists. In addition to the planned commercial uses, Kaponu foresees making the concert theater

available during off-peak business hours to community groups for Hula lessons, children's and Hawaiian craft workshops, and non-profit meetings. Developer Weiser expects to open the \$5.6 million facility by December 1999. The former Ala Moana Pump Station includes three historic structures built in 1900 and 1938. The HCDA issued a request for development proposals in February 1997 and it selected the Weiser proposal based on certain criteria. The development is expected to attract and generate activity, promote pedestrian interaction and enliven the Kakaako Makai Area, as well as to create new jobs, tax revenues and other economic benefits.

KAKAAKO WATERFRONT PARK MASTER PLAN

The goal of the Kakaako Waterfront Park Master Plan is to create a unique public place that generates extraordinary civic pride and serves as a prime cultural and recreational resource for Hawaii's residents and visitors. Following a request for proposals, three consultant teams were selected to prepare conceptual designs for enhancement of the Kakaako Waterfront Park. It is anticipated that the HCDA will select one scheme on which to

base the park development plan. These conceptual master plan schemes will be presented at the HCDA's monthly meeting on Tuesday, December 8, 1998 at 2:00 p.m. An informational meeting is also being planned for the evening of Tuesday, December 8, 1998. For additional information on the location and time of the evening meeting, please call Susan Tamura of the HCDA Planning Office at 587-2865.

KAKAAKO MAKAI GATEWAY DEDICATION

(Continued from
Page 1)



five years, we will have a world-class aquarium (See story on Kakaako Aquarium study on Page 2.) next to the Children's Discovery Center. This will be a wonderful place for families and young people to enjoy."

The \$6.7 million expansion to the Kakaako waterfront will play a crucial role in the State's plan to transform Kakaako's Makai Area and waterfront into a world-class center of activities

to be enjoyed by Hawaii's families and visitors. The project has created an exciting view corridor from Ala Moana Boulevard to the Kakaako waterfront. The park expansion provides verdant landscaped lawns ideal for recreational and social activities, and it offers other opportunities that will contribute to the active and attractive people-oriented place planned for Kakaako's Makai Area. The project improved the roadway and utility systems on Cooke Street, between Ala Moana Boulevard and Ilalo Street, providing direct access into the Kakaako Waterfront Park. Infrastructure improvements on Cooke included: the installation of new water, sewer and drainage systems; the construction of new driveways, sidewalks, walkways, curbs, gutters and street lights; and the relocation of existing overhead utility lines underground. A two-acre passive park is located on the block bounded by Ala Moana Blvd., Cooke, Ilalo and Ohe Streets, and a four-acre festival grounds with a comfort station is sited on the block immediately Makai of Ilalo Street and Ewa of Ohe Street.

DEVELOPMENT PROPOSALS SUBMITTED FOR KEWALO BASIN PARCELS

The HCDA has received nine proposals for the development of approximately 18 acres of Honolulu's premier urban waterfront property located at Kakaako Makai. The HCDA is planning to create a special "gathering place" at Kakaako Makai, a world-class center of activities that will provide for the State's recreational, cultural, commercial and maritime needs. The five State-owned properties being offered for development have over 1,300 feet of ocean frontage with dramatic views of Waikiki and Diamond Head. The properties are zoned for retail, office, entertainment and restaurant uses.

Proposals were submitted by: Coastal Rim Properties/Glacier Sports Centers/Spectrum Group; Imperial Associates/Seaborn Projects, Inc./Zelman Retail Partners, Inc.; Kanani Baldwin; Kewalo Project Development, Ltd.; Ohana Foundation/ACDG LLC; Park City Joint Venture; Ratkovich & Kagawa, Inc.; USPO Redevelopment Corp./Honolulu Waterfront Development LLC; and Victoria Ward, Limited. The HCDA will invite a limited number of the nine developers to submit more detailed proposals later in 1998.

AMERICANS WITH DISABILITIES ACT (ADA) NOTICE

HCDA does not discriminate on the basis of disability in admission to, access to, or operations of its programs, services or activities. HCDA does not discriminate on the basis of disability in its hiring or employment practices. Individuals who need auxiliary aids for effective communication are invited to make their needs and preferences known to the ADA Compliance Coordinators at least 5 working days prior to the date required. Questions,

concerns, complaints, or requests for additional information may be forwarded to Mark Tiwanak, HCDA's ADA Compliance Coordinator, at 587-2870 or at HCDA's office address: 677 Ala Moana Boulevard, Suite 1001, Honolulu, Hawaii 96813. This notice is provided as required by Title II of the Americans with Disabilities Act of 1990.

(Visit the HCDA web site: <http://www.hawaii.gov/hcda>)

THE KAKAAKO CONNECTION is a publication produced by the HAWAII COMMUNITY DEVELOPMENT AUTHORITY

Benjamin J. Cayetano
Governor

Lynne Waters
Chair

Members

Earl Anzai
Kazu Hayashida
Michael K. Kawaharada
Patrick Kubota
Walter Kupau
Lori Ann Lum
Gary Mijo
Seiji Naya
Raymond Sato
James K. Tsugawa

Jan S. Yokota
Executive Director

This newsletter is printed on recycled paper.



**HAWAII COMMUNITY
DEVELOPMENT AUTHORITY**
677 Ala Moana Blvd., Suite 1001
Honolulu, Hawaii 96813
Telephone: (808) 587-2870
Fax: (808) 599-2613
e mail: hcda@gte.net
<http://www.hawaii.gov/hcda>

BULK RATE
U.S. Postage
PAID
Honolulu, Hawaii
Permit No. 1223